142.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,800 / 705,800
					USE VALUE:	705,800 / 705,800
					ASSESSED:	705,800 / 705,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACDONALD JOHN F/TRUSTEE
Owner 2:	20 IROQUOIS RD TRUST
Owner 3:	
Street 1:	20 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAC DONALD JOHN F -
Owner 2:	-
Street 1:	20 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5125.000	246,800		459,000	705,800
Total Card	0.118	246,800		459,000	705,800
Total Parcel	0.118	246,800		459,000	705,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.73 /Parcel: 405.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

92081

GIS Ref

GIS Ref

Insp Date

02/19/18

!11036!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	246,800	0	5,125.	459,000	705,800		Year end	12/23/2021
2021	101	FV	228,300	0	5,125.	459,000	687,300		Year End Roll	12/10/2020
2020	101	FV	228,300	0	5,125.	459,000	687,300	687,300	Year End Roll	12/18/2019
2019	101	FV	210,600	0	5,125.	430,300	640,900	640,900	Year End Roll	1/3/2019
2018	101	FV	209,400	0	5,125.	355,700	565,100	565,100	Year End Roll	12/20/2017
2017	101	FV	209,400	0	5,125.	327,000	536,400	536,400	Year End Roll	1/3/2017
2016	101	FV	209,400	0	5,125.	298,300	507,700	507,700	Year End	1/4/2016
2015	101	FV	184,100	0	5,125.	292,600	476,700	476,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:47:17

LAST REV

Date	Time
03/07/18	08:35:39
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11036

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DONALD JOHN	37557-360		1/3/2003	Family	1	No	No		
MAC DONALD MARI	37557-350		1/3/2003	Family	1	No	No		
MACDONALD MARIO	28237-16		2/27/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
4/10/2000	Inspected	264	PATRIOT
11/17/1999	Measured	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5125		Sq. Ft.	Site		0	80.	1.12	9									458,999						459,000	

Total AC/HA:	0.11765	Total SF/SM:	5125	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	458,999	Spl Credit		Total:	459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303147
Depreciation:	56385
Depreciated Total:	246762

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

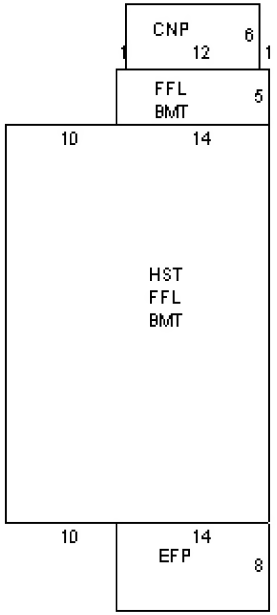
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	99.36
Final Total:	246800	Val/Su SzAd	180.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	934	45.680	42,665
FFL	First Floor	934	134.990	126,077
HST	Half Story	432	134.990	58,314
EFP	Enclos Porch	112	51.530	5,771
CNP	Canopy	72	59.990	4,320

Net Sketched Area:	2,484			Total:	237,147
Size Ad	1366	Gross Area	2916	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1988	0.00	T	24.8	101						

PARCEL ID

142.0-0006-0006.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	